

**Tremonton City Corporation  
Land Use Authority Board  
July 16, 2008**

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Dustin Ericson, City Attorney  
Paul Fulgham, Public Works Director  
Richard E. Woodworth, City Manager  
Dottie Garn, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting to order at 9:05 a.m. The meeting was held July 16, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, Rich Woodworth, and Dottie Garn were in attendance.

1. Approval of agenda:

**Rich Woodworth moved to approve the agenda.** Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, and Rich Woodworth - aye. Motion approved.

2. Approval of Minutes: July 9, 2008

**Chris Breinholt moved to approve the minutes.** Dustin Ericson seconded the motion. Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, and Rich Woodworth - aye. Motion approved.

3. New Business:

- a. Property annexation at 600 South to 1200 South, approximately between 200 West and 300 West on the North end, and approximately between 200 West and 400 West on the South end- Don Johnston

Ben Johnston was present for Don Johnston to discuss with the Board the annexation. The Board suggested the South line of the proposal needs to be at 1200 South's south side. There are currently two land-owners that will need to be on the petition. Steve Bench discussed access options with Mr. Johnston. Mr. Johnston also had questions about utilities. Paul Fulgham stated the sewer can go out the north end for part of it. Paul Fulgham and Ben Johnston discussed locations of current sewer lines and storm drains. **Rich Woodworth motioned to approve Mr. Jonhston to proceed with the annexation.** Paul Fulgham seconded the motion. Steve Bench

seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Paul Fulgham - aye, and Rich Woodworth - aye. Motion approved.

b. Walk ins - Concept review only

Darlene Hess, City Recorder, was present to discuss the Brough annexation. The Board discussed the possible issues the County may have with road maintenance and snow removal. Darlene Hess asked Dustin Ericson if he would review the trust. Bill Lewis still needs to sign the annexation plat. There was also a slight concern about addresses for future homes in this property as it is sandwiched between or in proximity to County, Garland, and Tremonton addresses. The Board discussed the option that future road improvements to existing roads will be a condition of annexation in the annexation and the improvements must be completed before the final inspection.

Paul Fulgham and Chris Breinholt discussed the road at 1200 South. Mr. Fulgham would like it to be finished before the County Fair in August. Chris Breinholt said he would like to wait a little longer if possible, but he thinks it has settled enough.

Paul Fulgham asked to be excused at 9:34 a.m.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench said he received a phone call from a resident in Heritage Estates Phase 3. Mr. Bench was told the developer, Marc Allred, never had Frontier install phone lines. Steve Bench asked Dustin Ericson if that is the City's responsibility. Mr. Ericson said the City does not have any liability. Steve Bench read from the City ordinance and it does not mention phone lines, only "utilities". Steve Bench will go out to the subdivision and check the other homes to see if there is phone service there. Rich Woodworth indicated that language needs to be in our ordinance to be more comprehensive as to "utilities" while leaving us an out on possible oversight of different utilities.

Steve Bench asked Chris Breinholt to send him a PDF of the Master Road Plan so he can have it for the UDOT meeting coming up.

b. City Engineer - Chris Breinholt

Mr. Breinholt told the Board he has talked with UDOT about the 10th West and Main Street traffic light. They would like to be working on it this coming Fall.

Chris Breinholt asked the Board if they have reviewed the Sewer Master Plan. Rich Woodworth has several questions and comments. They will discuss it more after this meeting.

c. Public Works Director - Paul Fulgham

Paul was excused at 9:34.

d. Rich Woodworth - City Manager

Rich Woodworth asked Chris Breinholt if he has a cost estimate completed for the Senior Center parking Lot. He does not, but will soon. The Board discussed the estimate on the building.

Rich Woodworth is concerned about the lack of material on the Land Use Authority Board Meeting Agenda. Steve Bench suggested having the meetings every other week. Rich Woodworth would like the meeting to be opposite of the Planning Commission Meeting. Rich Woodworth stated the City can keep the meeting scheduled, but cancel it if there is nothing on the agenda. The Board members all agreed.

Rich Woodworth has some concerns dealing with maintenance and the railroad on the T & M Manufacturing property located between 10<sup>th</sup> West and the railroad tracks to the east. Mr. Woodworth asked Dustin Ericson if it would be appropriate for the City to give T & M Manufacturing certain obligations in maintaining the rail road. There needs to be an obligation by T & M Manufacturing. The railroad goes through City-owned property. Mr. Ericson said there can be an agreement stating T & M Manufacturing's responsibilities and rights. Mr. Ericson will work on this issue along with Mr. Woodworth .

e. City Attorney - Dustin Ericson

Dustin Ericson gave the Board a copy of the letter to Marc Allred, concerning the power pole at 1000 North. A copy has also been mailed to Mr. Allred.

5. Public comments:

There were no public comments.

6. Adjournment:

**Rich Woodworth moved to adjourn the meeting at 10:01 a.m.** Chris Breinholt seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Paul Fulgham -

aye, and Rich Woodworth - aye. Motion approved.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Land Use Authority Board Meeting held on the above referenced date.

Dated this 6<sup>th</sup> day of August, 2008.

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Dottie Garn, Deputy Recorder